

3104646

Recorded MAY 8 1978 at 4:06 p. m.
Request of SALT LAKE CITY
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ No Fee By G. Schvaneveldt Deputy

REF. cc Bldg Rm 414

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 20th day of March, 1978, Case No. 7673 by Michael Blanchard was heard by the Board. Mr. Blanchard filed an appeal from the administrative decision on the property at 1845 South 700 East Street, the petitioner contending that a retail tire and service store is a permitted use in a Business "B-3" District, the legal description of said property being as follows:

Commencing 33 feet South from the northwest corner of Lot 7, Block 2, Five Acre Plat "A", Big Field Survey, North 89°59'39" East 150 feet, South 0°07' West 217.2 feet, more or less, to the bank of the creek, North 61°28'22" West along the North bank of the creek 169.76 feet, more or less, South 89°59'39" West 20.91 feet, North 141.8 feet to the point of beginning.

It was moved, seconded and unanimously passed that it be the interpretation of the Board that the mounting of tires in connection with this retail outlet is permitted, with the following provisions:

1. that the required landscaping be installed all the way around, with a 20' setback from property line on 7th East, in line with the house on Downington Avenue and 10' along the east property line
2. that these setbacks and buffers be defined by 6" poured concrete control curbs
3. that sprinkling systems be installed in the landscaped areas to assure proper maintenance
4. that there be no outside advertising or storage at any time on the property
5. that the final plans showing the Board's requirements be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

If a permit has not been taken out in six months the variance will expire.

Mildred G. Snider

Subscribed and sworn to before me this 8th day of May, 1978.

Vernon F. Johnson
Notary Public
Residing at Salt Lake City, Utah

My commission expires October 16, 1980.



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